

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 87 | | FAIRMONT ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | |
|-----------|--------------------------------|--------|---------|------------|
| Owner 1: | SILVA DONALD J SR& CATHERINE B | | | |
| Owner 2: | LIFE ESTATE | | | |
| Owner 3: | | | | |
| Street 1: | 87 FAIRMONT ST | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: Y |
| Postal: | 02474 | Type: | | |

PREVIOUS OWNER

| | | | |
|-----------|------------------------------|--------|--|
| Owner 1: | SILVA DONALD J & CATHERINE - | | |
| Owner 2: | - | | |
| Street 1: | 87 FAIRMONT ST | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains 3,510 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
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PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 3510 | | Sq. Ft. | Site | | 0 | 80. | 1.50 | 1 | | | | | | | | | 420,240 | | | | | | 420,200 | |
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|----------------|
| 101 | 3510.000 | 223,000 | | 420,200 | 643,200 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.081 | 223,000 | | 420,200 | 643,200 |
| Total Parcel | 0.081 | 223,000 | | 420,200 | 643,200 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 546.94 | /Parcel: 546.9 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 223,000 | 0 | 3,510. | 420,200 | 643,200 | 643,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 199,600 | 0 | 3,510. | 446,500 | 646,100 | 646,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 199,600 | 0 | 3,510. | 325,700 | 525,300 | 525,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 200,300 | 0 | 3,510. | 283,700 | 484,000 | 484,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 200,300 | 0 | 3,510. | 241,600 | 441,900 | 441,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 188,500 | 0 | 3,510. | 236,400 | 424,900 | 424,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 188,500 | 0 | 3,510. | 194,400 | 382,900 | 382,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 188,500 | 0 | 3,510. | 184,900 | 373,400 | 373,400 | | 12/13/2012 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 8/4/2017 | Meas/Inspect | HS | Hanne S |
| 5/1/2009 | Meas/Inspect | 372 | PATRIOT |
| 9/24/1999 | Meas/Inspect | 163 | PATRIOT |
| 10/1/1981 | | CM | |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|------|
| | Prior Id # 1: | 1704 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 5 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
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